

Chadds Ford Township Board of Supervisors Meeting

April 2, 2008

M I N U T E S

OFFICIALS PRESENT:

George M. Thorpe, Chairman
Deborah Love D'Elia, Vice-Chairman
Garry Paul, Supervisor
Hugh A. Donaghue, Township Solicitor
Joseph A. Mastronardo, Township Engineer
Richard J. Jensen, Building Inspector/CEO
Maryann D. Furlong, Secretary/Treasurer

CALL TO ORDER

The meeting was called to order at 7:39 PM with the Pledge of Allegiance. Mr. Thorpe pointed out emergency exits.

STATE POLICE REPORT

No report was available.

MOTION TO APPROVE BOARD OF SUPERVISORS MINUTES OF MARCH 5, 2008

Upon motion and second (Paul, Love D'Elia), the Supervisors approved minutes of the March 5, 2008 meeting.

SUPERVISORS REPORT

Mr. Thorpe reported that on Monday, March 31st Supervisors met with Robert Pinto, Esquire, alternate Township Solicitor concerning potential litigation. Before tonight's meeting, Supervisors met with Joseph Barakat for a review of Township road and emergency management issues.

TREASURER'S REPORT

Mrs. Furlong reported the following figures as of March 2008:

Total deposits to General Fund	\$	633,354.99
Total disbursements General Fund	\$	662,247.29
Cash Accounts Balances	\$	2,184,977.66

Both Deposit and Disbursement reports included a pass through transaction with Toll Brothers in the amount of \$566,668.00.

MOTION TO APPROVE TREASURER'S REPORT

Upon motion and second (Love D'Elia, Paul), Supervisors approved the Treasurer's Report for March 2008 and authorized payments in the amount of \$662,247.29.

FIRE MARSHALL REPORT

No report was available from the Fire Marshall. Mrs. Love D'Elia has prepared a fire inspection and fee schedule for the Township that is currently under review. The matter will be addressed next month.

ROADMASTER'S REPORT/EMERGENCY PREPAREDNESS

Joe Barakat, Roadmaster, presented a report for the month of March, 2008 (copy follows).

MOTION TO APPROVE LINE STRIPING CONTRACT WITH PSX

Upon motion and second (Thorpe, Love D'Elia), Supervisors approved the expenditure of \$3,896 for double yellow line-striping on Heyburn, Marshall, Oakland Roads and several other areas and execution of a contract with the low bidder PSX of Kennett Square.

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MOTION TO AUTHORIZE PARTICIPATION IN SOUTHERN CHESTER COUNTY MUNICIPAL CO-OP PROGRAM FOR 2008 ROAD PROGRAM

Upon motion and second (Thorpe, Paul), Supervisors authorized participation in the Southern Chester County Municipal Co-op for the 2008 Road Program to include repaving of one half of Atwater Road and spot repairs to Station Way, Oakland and Heyburn Roads.

The Roadmaster reported a rash of vandalism regarding removal of stop and street signs within the Township.

EMERGENCY PREPAREDNESS

Please refer to Mr. Barakat's written report.

TOWNSHIP ENGINEER REPORT

Mr. Mastronardo reviewed activities during March 2008 (report follows). There was discussion of options for the final paving of the Municipal Building areas.

MOTION TO AUTHORIZE BIDDING OF MUNICIPAL BUILDING FINAL PAVING

Upon motion and second (Paul, Love D'Elia), Supervisors approved contacting the Southern Chester County Municipal Cooperative for an estimate to pave municipal building areas as part of the 2008 Road Program. Mr. Mastronardo was authorized to prepare bid documents to concurrently publicly bid the project.

BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

Mr. Jensen submitted a written report and accompanying checks for the month of March.

PLANNING COMMISSION

Chairman William Taylor reviewed a draft of minutes from the meeting of

Wednesday, March 12, 2008 (draft follows).

Mr. Taylor reported that Planning Commission members reviewed the proposed Fee in Lieu Ordinance at their work session of March 26th. Members had concerns regarding the \$1.00 per square foot of gross floor space and various sections dealing with calculations. Notice of intent to consider adoption of the Fee in Lieu Ordinance and to schedule a public hearing before the Supervisors May meeting will be made via legal advertisements in the Daily Times over the next several weeks.

Mr. Thorpe stated the Supervisors have comments regarding landscaping at the Garnet Ford sight, a project currently before Planning Commission. Mr. Mastronardo will follow up.

ZONING HEARING BOARD

Mr. Wandersee presented a review of the Zoning Hearing Board meeting of March 22, 2008 (copy follows). No hearings are scheduled for April.

HARB

No applications were pending.

SEWER AUTHORITY

Mr. Klaver presented the monthly report for the Sewer Authority. Work is ongoing at the Ridings Wastewater Treatment Plant. A casting agreement was approved with PennDOT. Sewer Authority representatives are investigating refinancing of notes. The Turner's Mill Wastewater Treatment Plant is online with operations being handled by the Sewer Authority on Township's behalf. A special meeting was held last week to review ongoing issues with DEP.

Mr. Klaver suggested opening a bank account at the new Chadds Ford branch of DNB First with funds from the Tapping Fee account.

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MOTION TO DESIGNATE DNB FIRST AS OFFICIAL TOWNSHIP DESPOSITORY

Upon motion and second (Paul, Love D'Elia), Supervisors designated DNB First as an official depository of the Township and opening of a new account with an initial deposit of \$40,000.00, funds to be taken from the TM Tapping Fee account at Sovereign Bank.

Mr. Paul explained the Sewer Authority's actions on behalf of the Township for the purpose of insuring proper operation of the Turner's Mill Wastewater and suggested formalizing the agreement.

MOTION TO AUTHORIZE SEWER AUTHORITY REPRESENTATIVE TO ACT AS TOWNSHIP AGENTS/TURNER'S MILL WASTE WATER TREATMENT PLANT

Upon motion and second (Paul, Love D'Elia), Supervisors authorized

representatives of the Chadds Ford Township Sewer Authority, to include Sewer Authority Engineer Evan Andrews, to act as Township agents for the purpose of verifying that the Turner's Mill Wastewater Treatment Plant conditions and specifications are in accordance with approved plans and conditions as set forth in Chadds Ford Township Resolution 2005-4. Those representatives are additionally authorized to perform and/or order any and all additional tests or inspections deemed necessary to insure proper functioning of the plant prior to transfer of ownership to the Township within the prescribed time period.

OPEN SPACE COMMITTEE

Debbie Reardon, Chair, reported on the Open Space meeting of Thursday, March 13th (copy follows). Mrs. Reardon asked if the Supervisors wanted to authorize Township representatives to join with other Scenic Byways representatives regarding PECO's Clear Cutting Policy.

MOTION TO AUTHORIZE OPEN SPACE COMMITTEE MEMBERS TO JOIN BRANDYWINE SCENIC BYWAYS COMMISSION IN PECO CLEAR CUTTING ISSUES

Upon motion and second (Paul, Thorpe) Supervisors indicated support of the Brandywine Scenic Byways initiative regarding PECO's Clear Cutting Policy and authorized Chadds Ford Open Space members to join the effort.

RECYCLING TASK FORCE

Rhona Klein, Chairman, presented a written report for the meeting held March 31st (copy follows).

Mrs. Love D'Elia suggested checking with the Civic Association for any conflicts in scheduling the Township's second annual Recycling Day.

PUBLIC COMMENT

Kathleen Goodier, Webb Road, questioned mandatory requirement of the recycling program.

Ed Wandersee, Walnut Ridge, also spoke to the mandatory requirement.

Debbie Reardon, Tally Ho, asked that residents of the Twin Bridges area be notified of the upcoming PennDOT meeting.

Mr. Barakat will contact Bob Martin regarding tires being dumped on Township roads.

OLD BUSINESS

There were no agenda items.

NEW BUSINESS

T-MOBILE LAND DEVELOPMENT APPLICATION

Donald T. Petrosa, Esquire, representing applicant T-Mobile, gave an overview of the project, which proposes installation of wireless communications antennae and related equipment on an existing PECO transmission tower located along Creek Road. The installation of landscaping will be the only land disturbance.

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Mr. Paul asked the applicant if the landscape plan is acceptable to PECO considering their “clear cutting” policy. Mr. Petrosa responded that PECO representatives have reviewed the plan and there are no issues with the size of the trees.

MOTION TO APPROVE T-MOBILE LAND DEVELOPMENT APPLICATION PLAN

Upon motion and second (Love D’Elia, Paul), Supervisors approved Resolution 2008-7 granting preliminary/final land development approval for T-Mobile Northeast, LLC in connection with installation of wireless communications antennae on an existing PECO transmission tower along Creek Road subject to compliance with the four conditions and two waivers as included therein.

GLEN EAGLE SQUARE

Rocco Imperatrice, Esquire and Charles Olivo, PE, presented a brief review of the land development application of Glen Eagle Retail, LLC to construct a 3,170 building on Lot 2 of the site located at Marshall Road and Wilmington West Chester Pike.

Mr. Donaghue questioned the status of the Zoning Hearing Board appeal. Mr. Imperatrice indicated the issue is being resolved and the appeal will be withdrawn.

The proposal will move the current bank to Lot 2 and add 70 – 80 new parking spaces to Lot 1. Mr. Thorpe addressed the traffic improvement issue. Input from PennDOT is pending. Mrs. Love D’Elia questioned coordination with a proposed commercial development across Wilmington West Chester Pike and a walkway across Springhill Farm Drive.

Mr. Donaghue read the entire resolution into the record. A copy follows.

MOTION TO APPROVE RESOLUTION 2008-8 GLEN EAGLE SQUARE, LLC PRELIMINARY/FINAL LAND DEVELOPMENT APPLICATION

Upon motion and second (Paul, Love D’Elia), Supervisors adopted Resolution 2008-8, granting approval of the Preliminary/Final Land Development Plan of Glen Eagle Square, LLC subject to compliance with the eleven conditions included therein.

FANELLI LAND DEVELOPMENT APPLICATION

Gus Houtmann, PE, gave a brief overview of the proposal to develop the 1.356 acre parcel located at 1546 Wilmington West Chester Pike with an office building and storage facility.

Potential sign issues were discussed. Mr. Jensen indicated that relief will be needed for additional signage. Mr. Mastronardo stated that signs and landscaping were discussed before Planning Commission and cross easements resulted. Mr. Houtmann reviewed the landscaping plan for additional buffering.

MOTION TO ADOPT RESOLUTION 2008-9 FANELLI FINAL LAND DEVELOPMENT APPLICATION

Upon motion and second (Paul, Love D'Elia), the Supervisors adopted Resolution 2008-9, granting the final land development plan of Stephen A. Fanelli for the property located at 1546 Wilmington Pike, subject to the six conditions included therein.

PROPOSED CHEMICAL WASTE RESOLUTION

Keith Smithyman, President of MicroLife Management presented information regarding a pretreatment process for non-residential waste to allow entry into the public sewer system. The Supervisors will further consider this issue at the next Board meeting.

Saturday, April 18th is clean up day for the Civic Association. Volunteers are welcome.

Mrs. Furlong announced upcoming events sponsored by the Chester Ridley Crum Watersheds Association. A fundraiser is scheduled for April 12th and 13th at the Redbud Native Plan Nursery; the annual Chester Creek Cleanup day is April 19th and the annual CRC Streams Cleanup day is May 3rd. Handouts were available.

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Mrs. Love D'Elia announced that Township Engineer Joe Mastronardo just returned from El Salvador having participated in the "Engineers without Borders" program. The project involved trying to provide water to a local hillside village. The engineers were successful in identifying two water sources. Local village officials are currently in negotiations with landowners.

There being no further business, the meeting was adjourned at 9:54 PM.

Respectfully submitted,

MARYANN D. FURLONG
Township Secretary